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Long Street, Easingwold, York

Guide Price £190,000

Easingwold
Easingwold is a delightful Georgian market town, full of character and charm, renowned for its independent shops and welcoming community. Just a short drive from York, it benefits from excellent transport links, including regular bus services from the Market Place.

The town offers a fantastic choice of places to eat, from cosy cafés and traditional pubs in the Market Place to well-regarded pub restaurants in the surrounding villages. Every Friday, the Market Place comes alive with a bustling weekly market offering fresh local produce and more.

Shopping in Easingwold is a pleasure, with a variety of friendly independent stores offering everything from clothing to handmade crafts. Everyday essentials are close at hand too, with a Co-Op and Morrisons Local serving the area.

Nature lovers and outdoor enthusiasts will appreciate the nearby Hambleton Hills—perfect for cycling—and Millfields Park, which features, a skate park, and a popular weekly parkrun.

Families benefit from excellent local schools, including several well-regarded primary schools and a secondary school recently rated Outstanding by Ofsted.

Property Description
On entering the property, you are welcomed into the living room, which features a log burner providing the main focal point, a window to the front elevation and a door leading through to the kitchen.

The kitchen is fitted with a range of wall and base units with worktops over, a stainless steel sink with mixer tap, integrated gas hob and electric oven, together with space and plumbing for additional appliances including a washing machine and fridge freezer. From the kitchen, stairs lead to the first floor accommodation, whilst there is also access to a useful lobby area with a door leading to the rear of the property, a storage cupboard with plumbing and a door leading into the bathroom. The bathroom is fitted with a bath with shower over and glass shower screen, WC and wash hand basin.

To the first floor, there are two double bedrooms, with the main bedroom positioned to the front of the property and benefiting from built-in wardrobes.

Externally, to the front of the property is a small garden area which is mainly paved for ease of maintenance. To the rear is an enclosed garden, which is predominantly laid to lawn with a paved pathway and useful storage sheds. There is also a useful outbuilding, providing additional storage.

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


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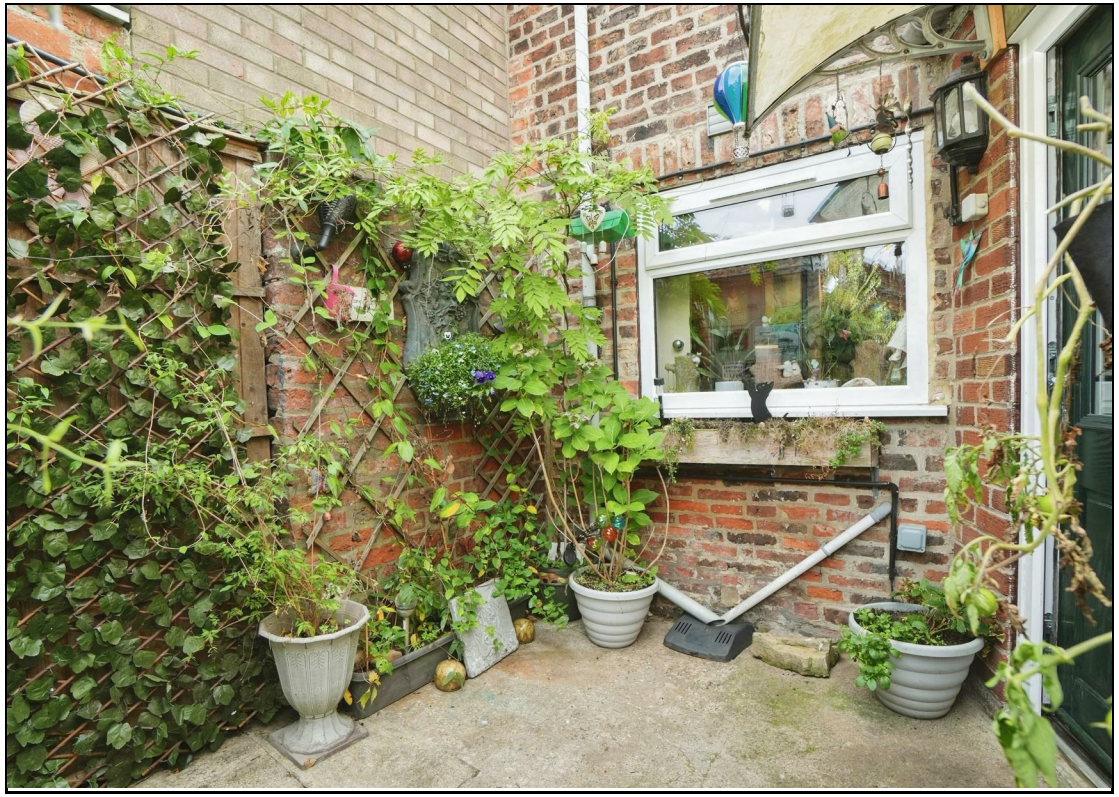





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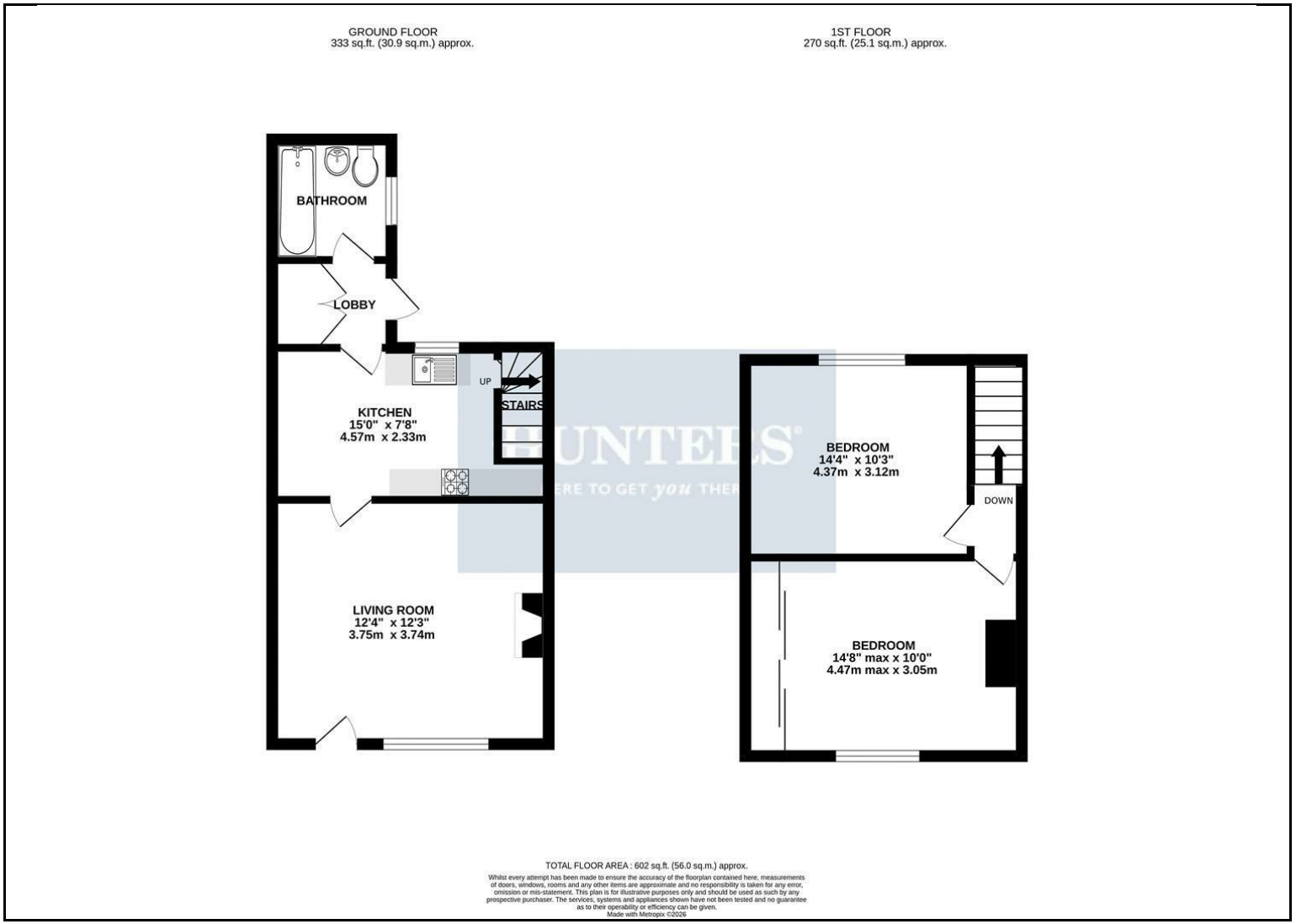

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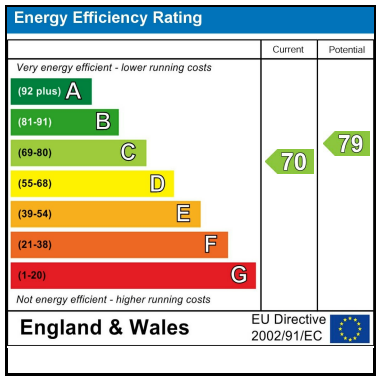












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